



CONSTRUCTION BULLETIN

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ROY WENZLICK & CO.

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Real Estate Economists, Appraisers and Counselors

Volume XVIII

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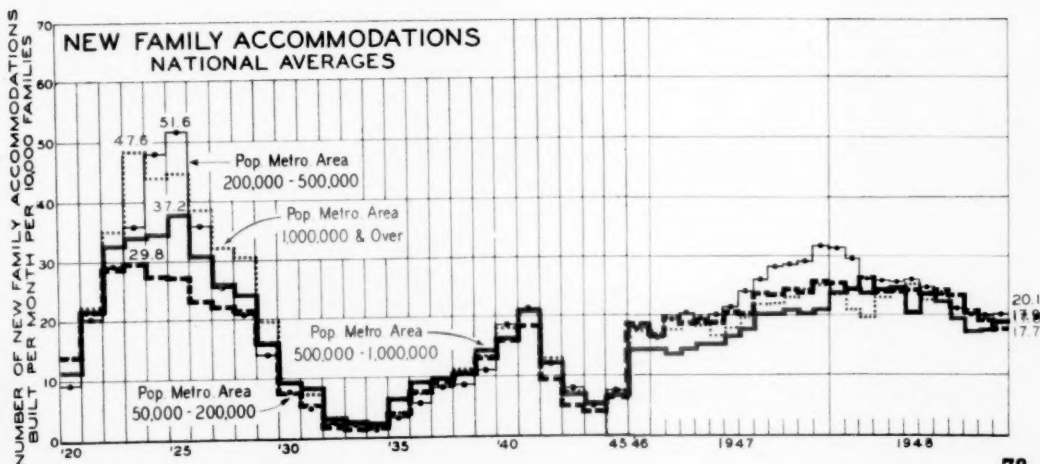
Number 9

CONSTRUCTION ACTIVITY BY CITIES AND BY REGIONS

ON pages 75 through 88 is shown the residential construction activity in over 140 metropolitan areas from 1920 through 1948. There are 79 of these areas that put more residential units under construction in 1948 than they did in 1947. Sixty-two areas failed in 1948 to equal their 1947 construction activity. The map on page 74 indicates whether or not these areas exceeded their 1947 records. The regional breakdown is shown in the table below:

	Number of Areas			Number of Areas	
	Above 1947	Below 1947		Above 1947	Below 1947
New England	12	0	East N. Central	13	17
Middle Atlantic	14	7	West N. Central	8	6
South Atlantic	11	13	Mountain	3	1
East S. Central	1	8	Pacific	9	2
West S. Central	8	8	Total	79	62

The total number of nonfarm residential units started in January 1949 is estimated at 50,000. This is a 2600 decrease from the number started in January 1948. While this 5% decline is due in some measure to severe weather, we believe that larger declines will appear later in the year. While 1949 will be a good construction year, we do not expect it to be so good as 1948.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

The Bureau of Labor Statistics in Washington has collaborated to the fullest extent in furnishing figures it has accumulated on various communities. These have been brought up to date by direct correspondence with the individual cities and towns.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the dashed red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the solid red line); and for those areas having a population of over 1,000,000 (the dotted red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 73 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION 1948 COMPARED WITH 1947



NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

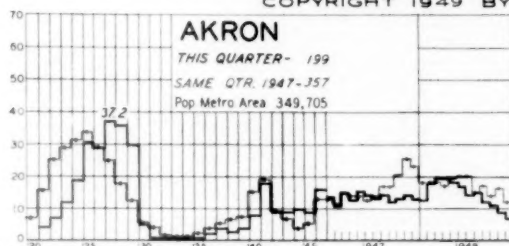
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

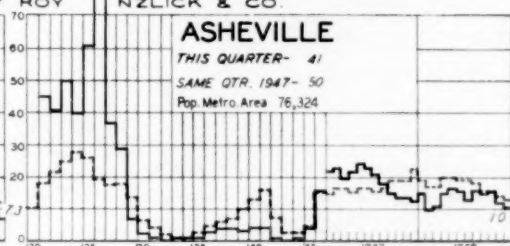
AKRON

THIS QUARTER - 199
SAME QTR. 1947 - 357
Pop Metro Area 349,705



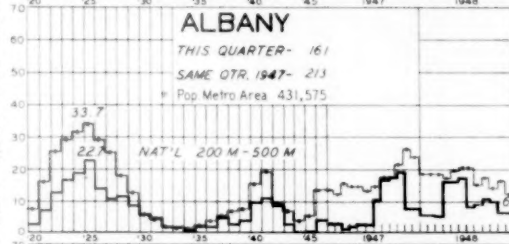
ASHEVILLE

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SAME QTR. 1947 - 50
Pop Metro Area 76,324



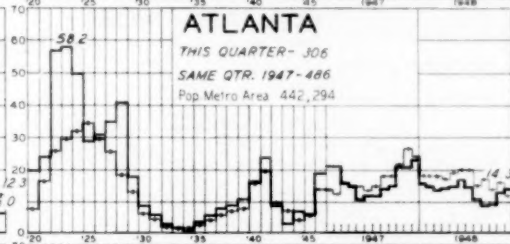
ALBANY

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SAME QTR. 1947 - 213
Pop Metro Area 431,575



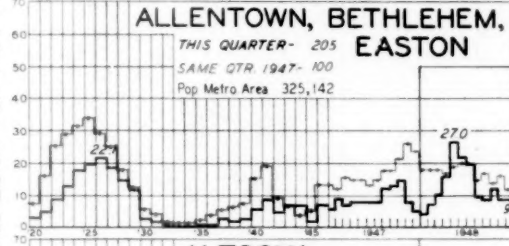
ATLANTA

THIS QUARTER - 306
SAME QTR. 1947 - 486
Pop Metro Area 442,294



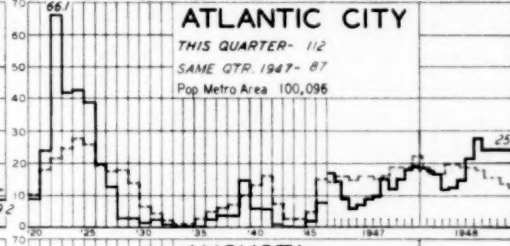
ALLENTOWN, BETHLEHEM, EASTON

THIS QUARTER - 205
SAME QTR. 1947 - 100
Pop Metro Area 325,142



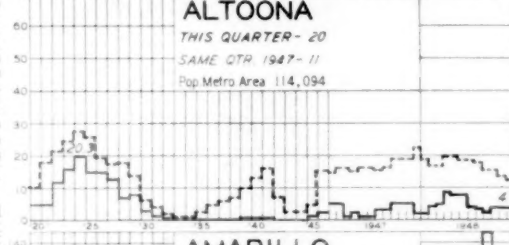
ATLANTIC CITY

THIS QUARTER - 112
SAME QTR. 1947 - 87
Pop Metro Area 100,096



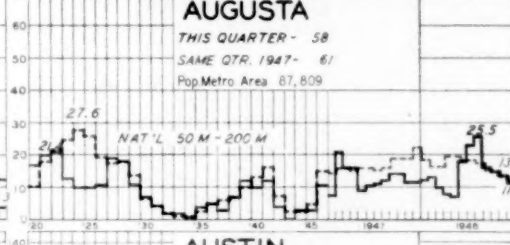
ALTOONA

THIS QUARTER - 20
SAME QTR. 1947 - 11
Pop Metro Area 114,094



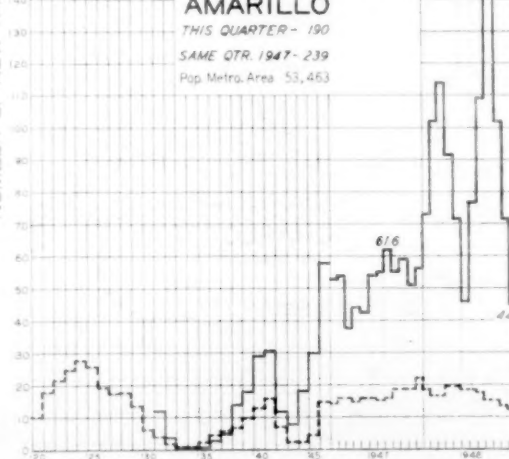
AUGUSTA

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SAME QTR. 1947 - 61
Pop Metro Area 87,809



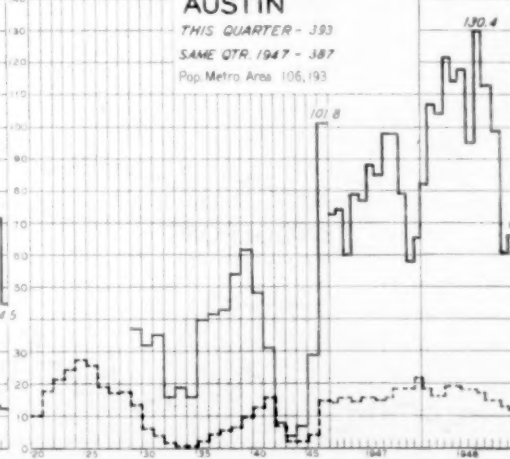
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SAME QTR. 1947 - 239
Pop Metro Area 53,463



AUSTIN

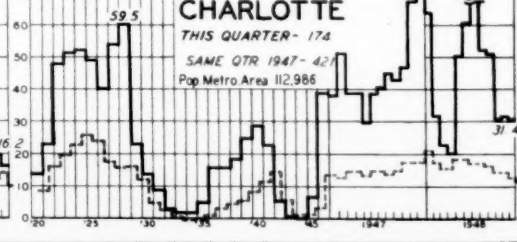
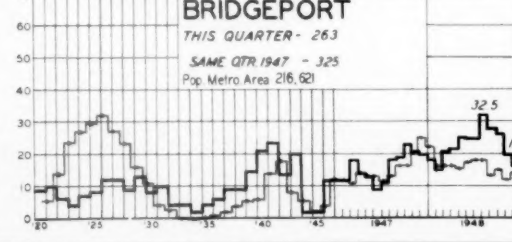
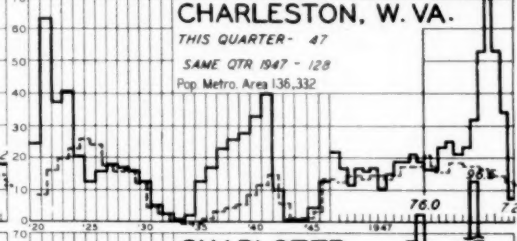
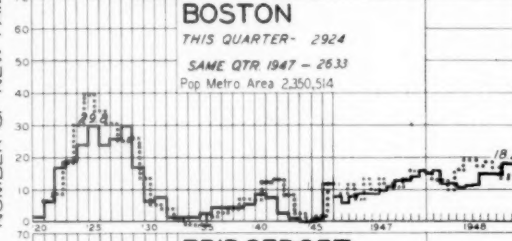
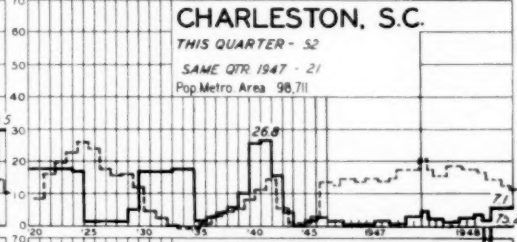
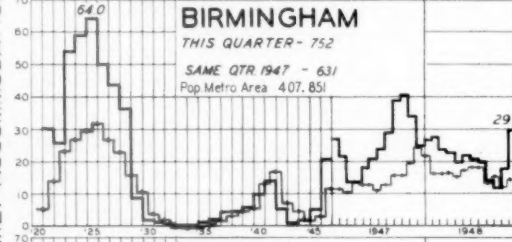
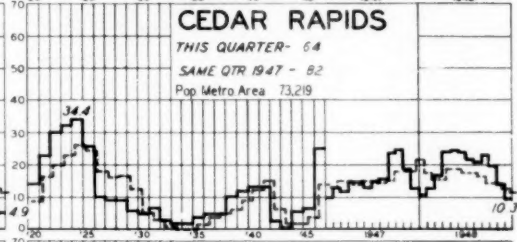
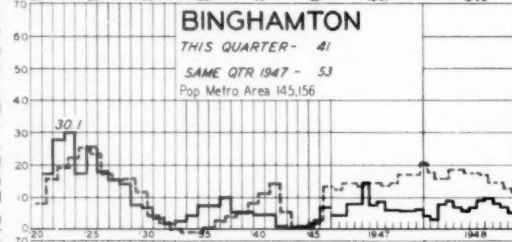
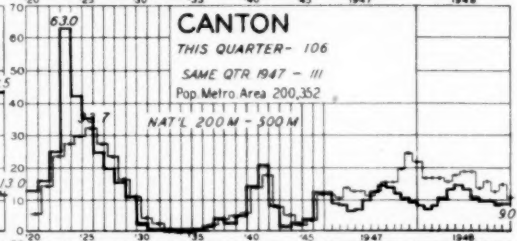
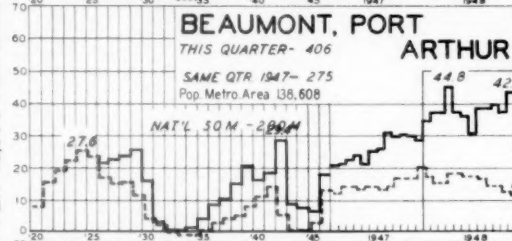
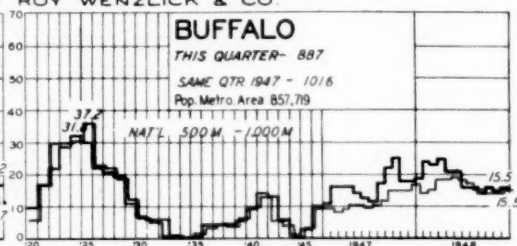
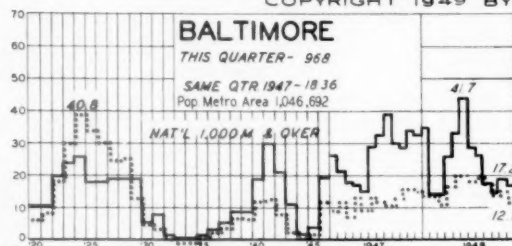
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SAME QTR. 1947 - 387
Pop Metro Area 106,193



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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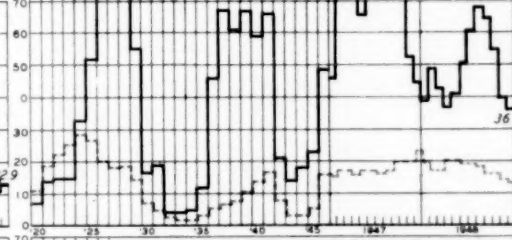
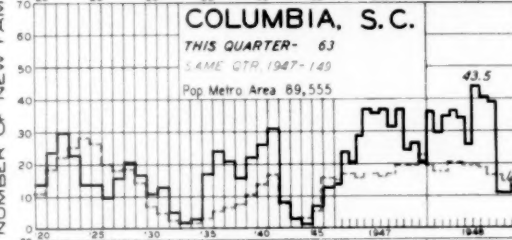
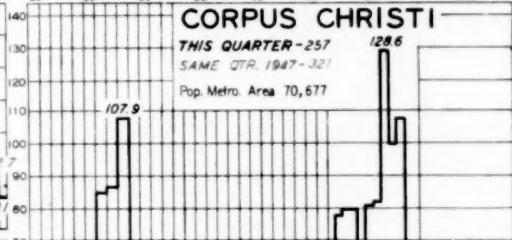
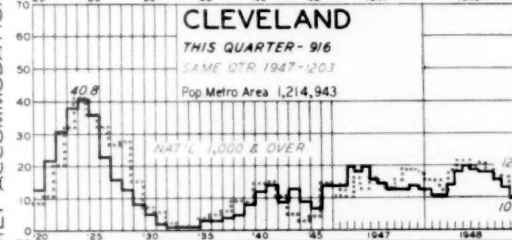
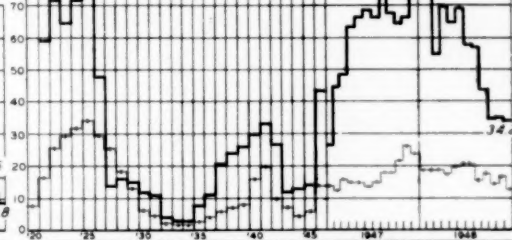
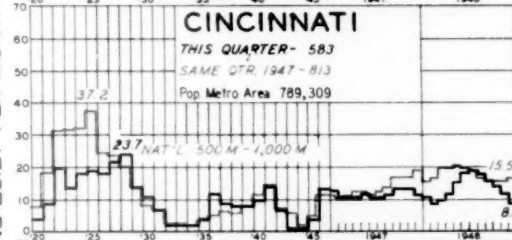
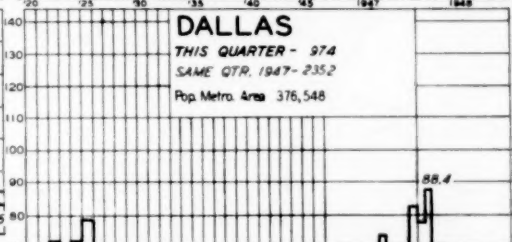
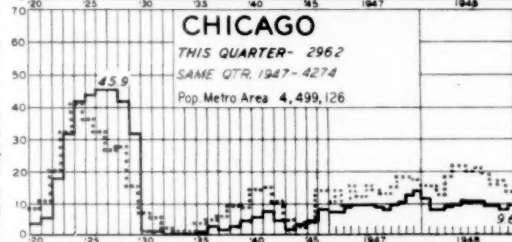
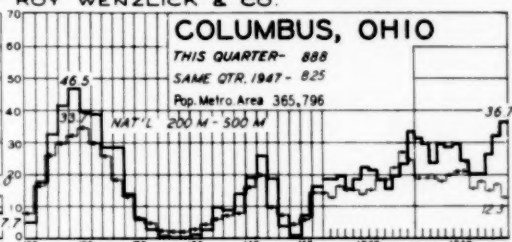
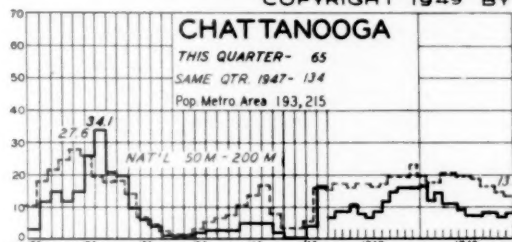
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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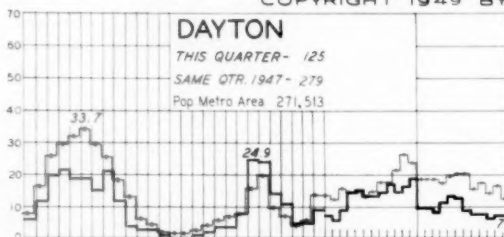
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

DAYTON

THIS QUARTER- 125

SAME QTR. 1947- 279

Pop Metro Area 271,513

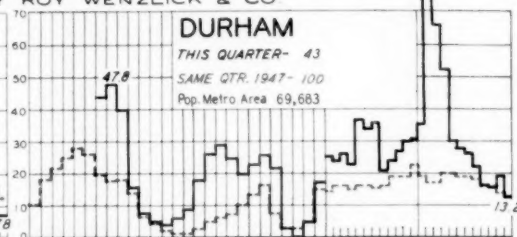


DURHAM

THIS QUARTER- 43

SAME QTR. 1947- 100

Pop Metro Area 69,683

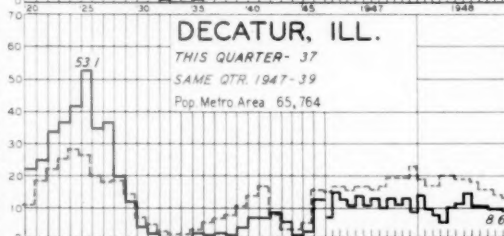


DECATUR, ILL.

THIS QUARTER- 37

SAME QTR. 1947- 39

Pop Metro Area 65,764

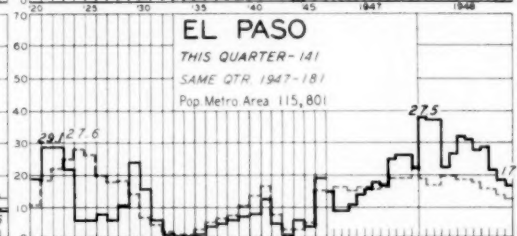


EL PASO

THIS QUARTER- 141

SAME QTR. 1947- 181

Pop Metro Area 115,801

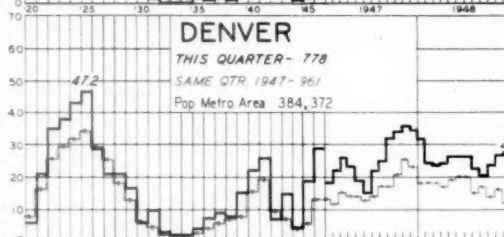


DENVER

THIS QUARTER- 778

SAME QTR. 1947- 961

Pop Metro Area 384,372

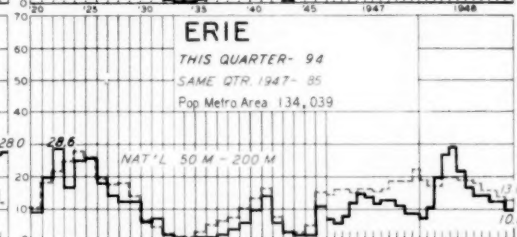


ERIE

THIS QUARTER- 94

SAME QTR. 1947- 85

Pop Metro Area 134,039

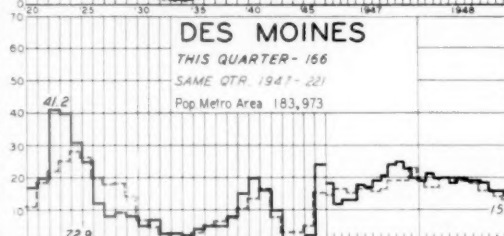


DES MOINES

THIS QUARTER- 166

SAME QTR. 1947- 221

Pop Metro Area 183,973

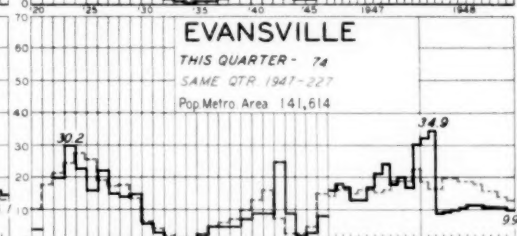


EVANSVILLE

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SAME QTR. 1947- 227

Pop Metro Area 141,614



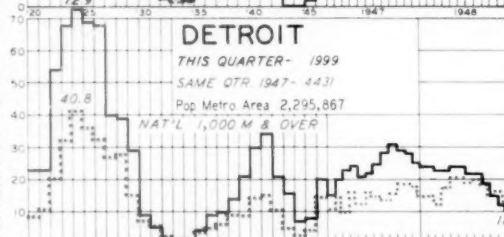
DETROIT

THIS QUARTER- 1999

SAME QTR. 1947- 4431

Pop Metro Area 2,295,867

NAT'L 1,000 M & OVER

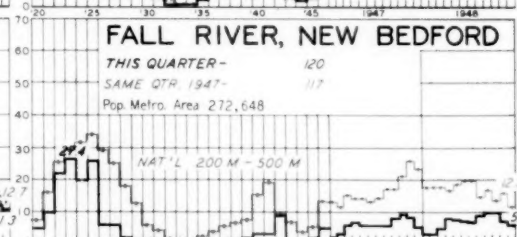


FALL RIVER, NEW BEDFORD

THIS QUARTER- 120

SAME QTR. 1947- 117

Pop Metro Area 272,648

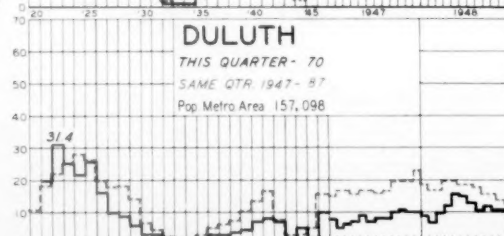


DULUTH

THIS QUARTER- 70

SAME QTR. 1947- 87

Pop Metro Area 157,098

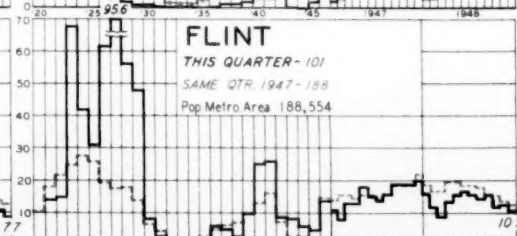


FLINT

THIS QUARTER- 101

SAME QTR. 1947- 188

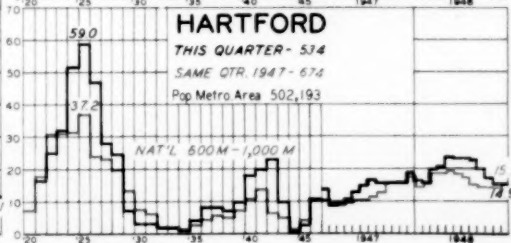
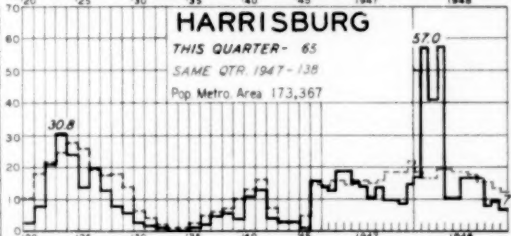
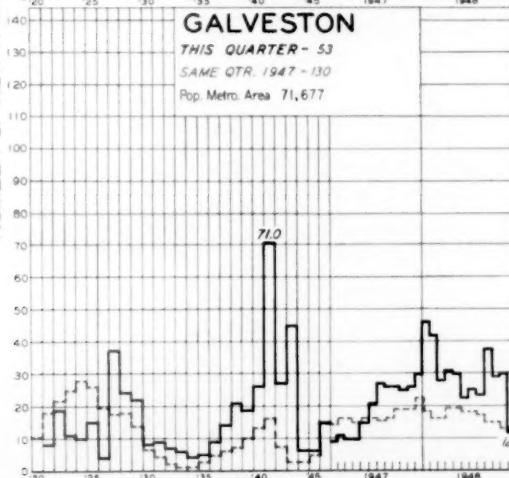
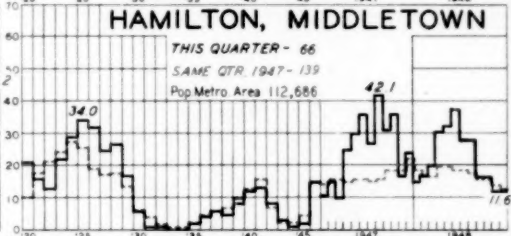
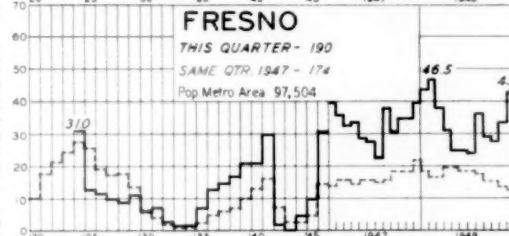
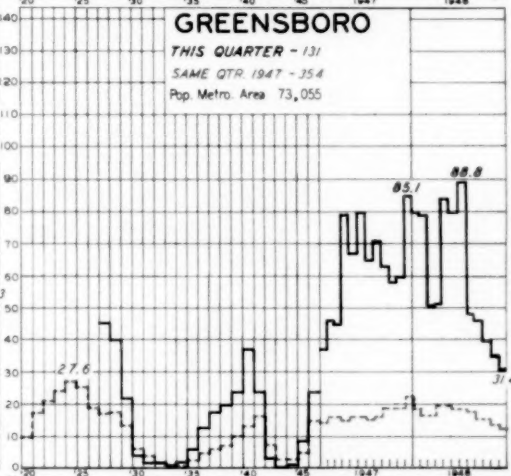
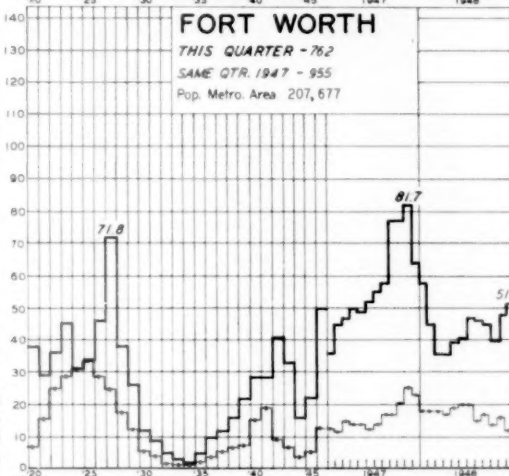
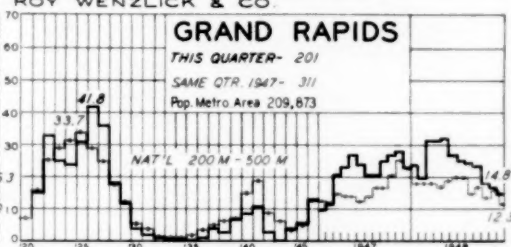
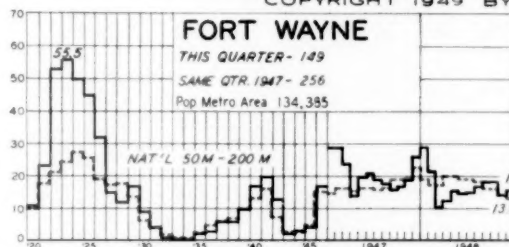
Pop Metro Area 188,554



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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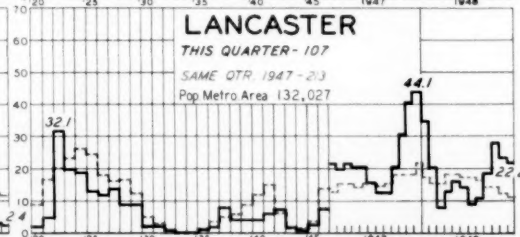
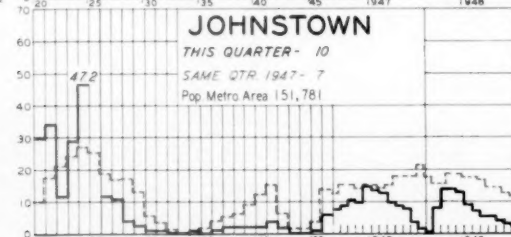
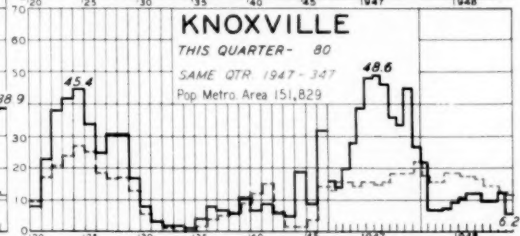
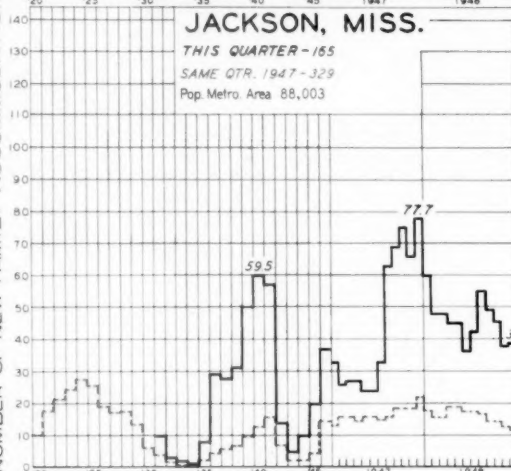
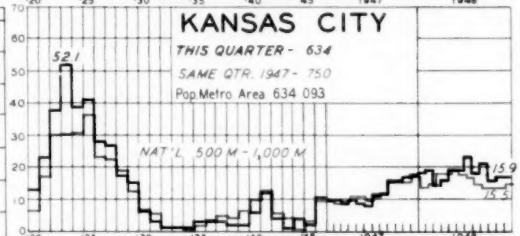
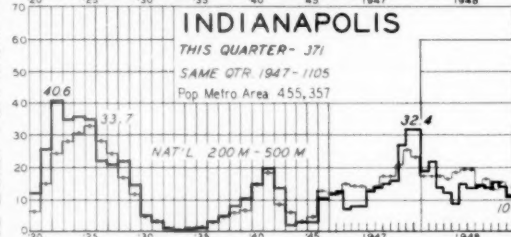
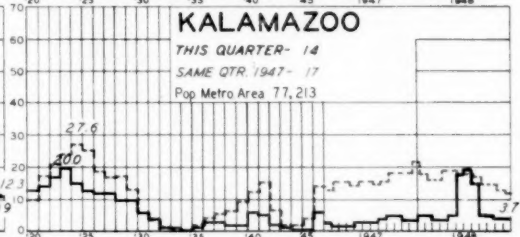
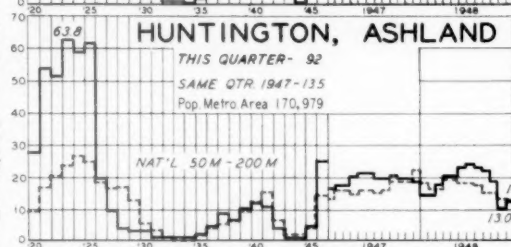
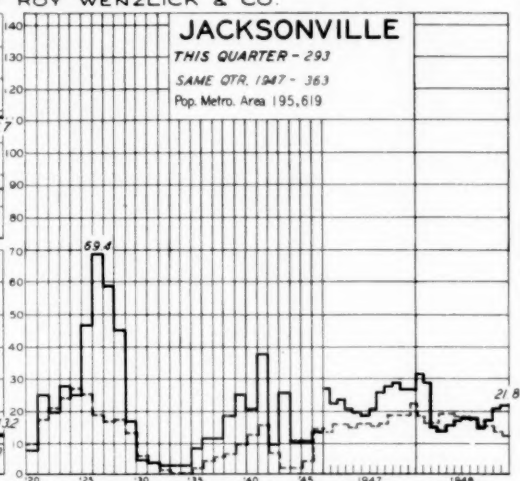
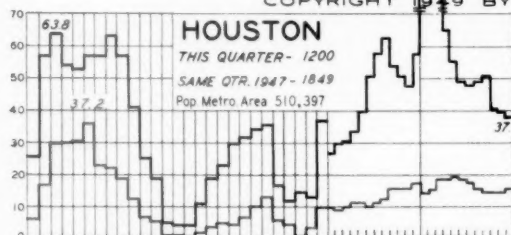
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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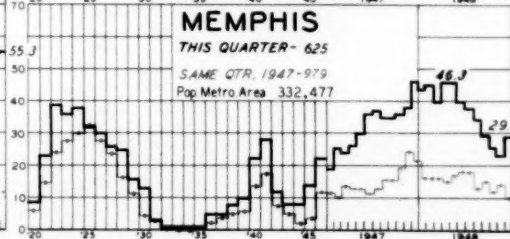
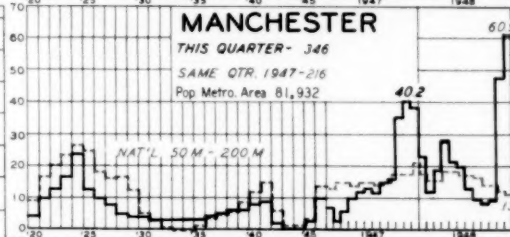
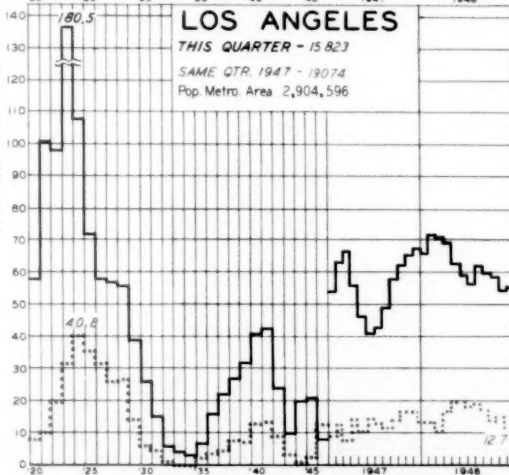
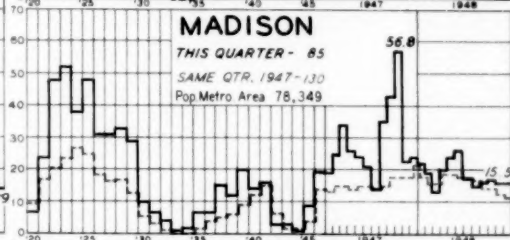
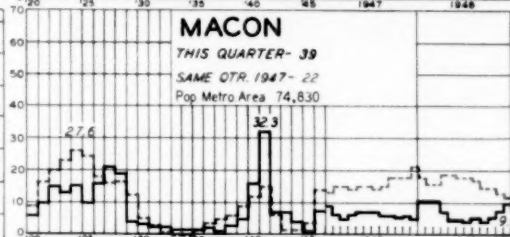
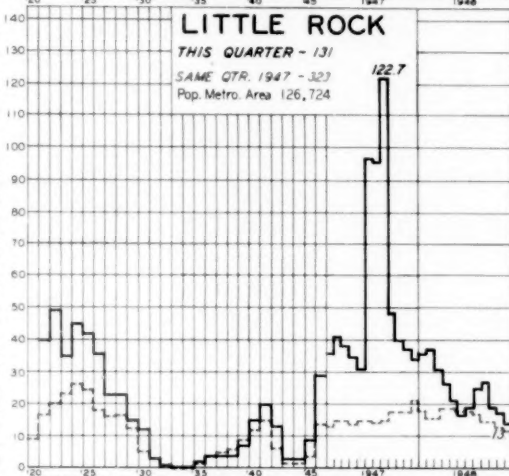
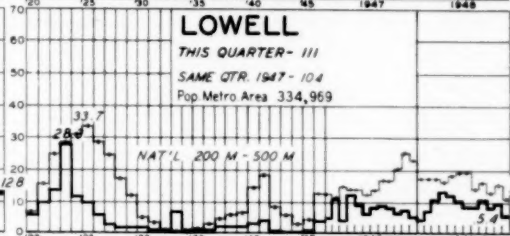
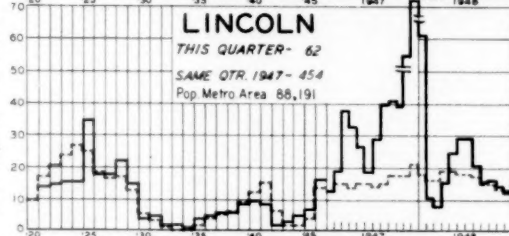
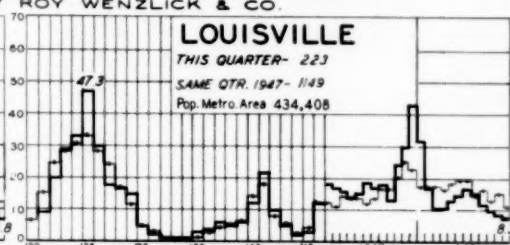
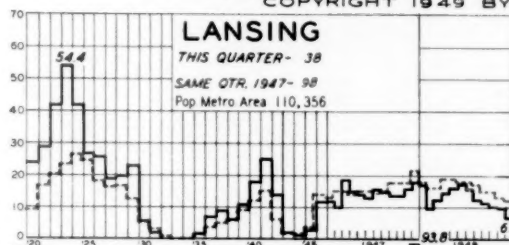
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

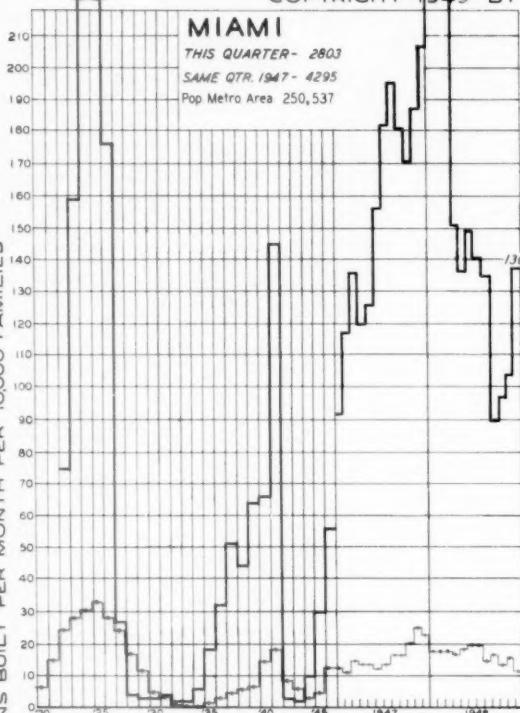
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485.0

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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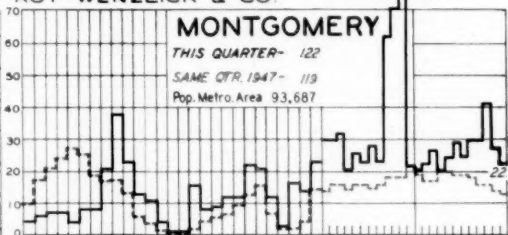
MIAMI

THIS QUARTER- 2803
SAME QTR. 1947- 4295
Pop Metro Area 250,537



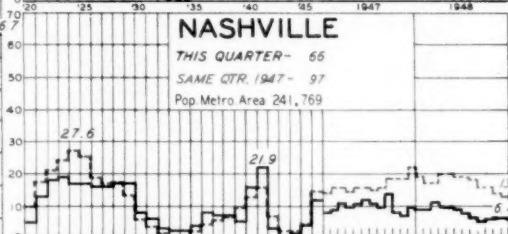
MONTGOMERY

THIS QUARTER- 122
SAME QTR. 1947- 119
Pop. Metro Area 93,687



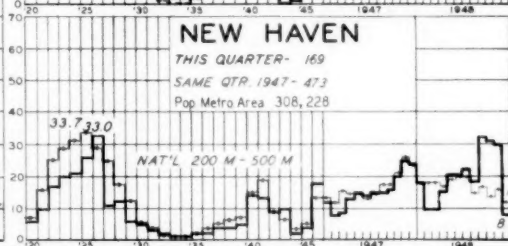
NASHVILLE

THIS QUARTER- 65
SAME QTR. 1947- 97
Pop Metro Area 241,769



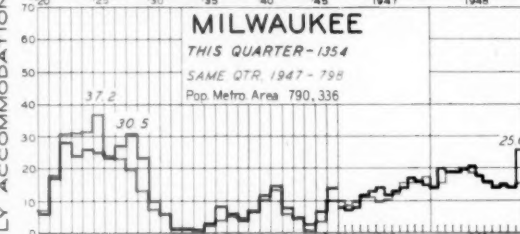
NEW HAVEN

THIS QUARTER- 169
SAME QTR. 1947- 473
Pop Metro Area 308,228



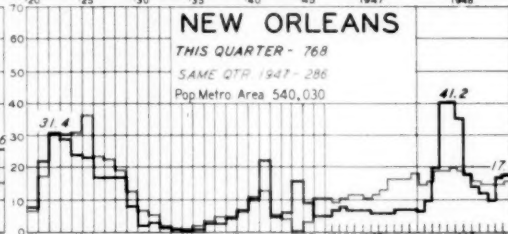
MILWAUKEE

THIS QUARTER- 1354
SAME QTR. 1947- 798
Pop Metro Area 790,336



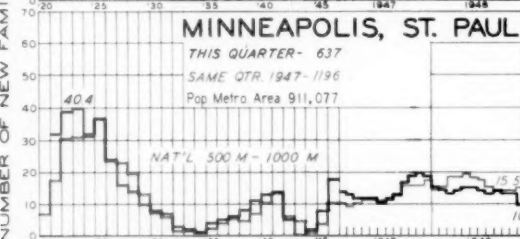
NEW ORLEANS

THIS QUARTER- 768
SAME QTR. 1947- 286
Pop Metro Area 540,030



MINNEAPOLIS, ST. PAUL

THIS QUARTER- 637
SAME QTR. 1947- 1196
Pop Metro Area 911,077



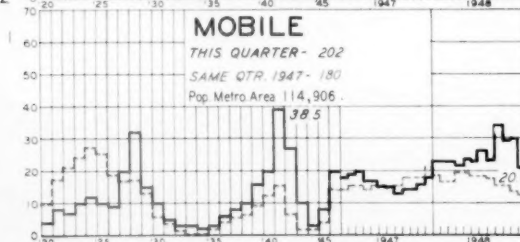
GREATER NEW YORK

THIS QUARTER- 15082
SAME QTR. 1947- 14137
Pop Metro Area 11,690,520



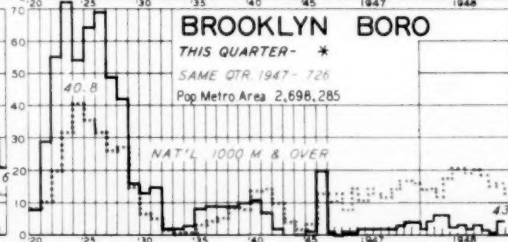
MOBILE

THIS QUARTER- 202
SAME QTR. 1947- 180
Pop Metro Area 114,906



BROOKLYN BORO

THIS QUARTER- *
SAME QTR. 1947- 726
Pop Metro Area 2,698,285

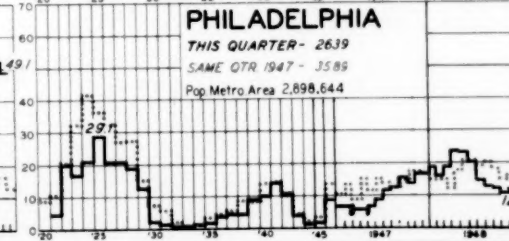
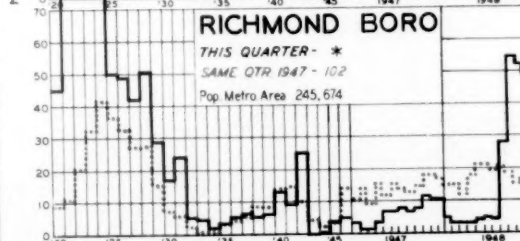
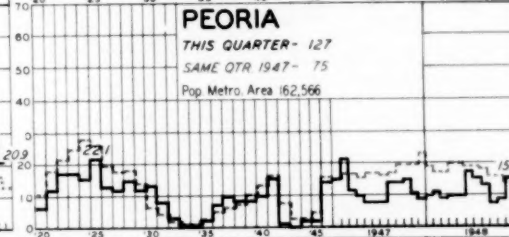
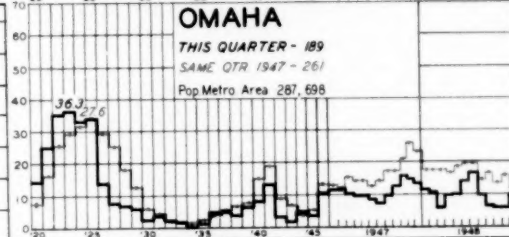
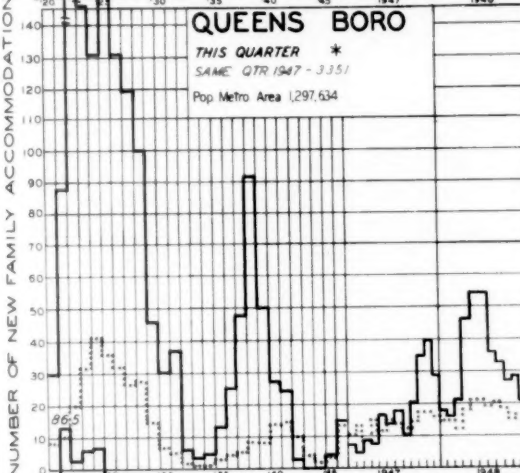
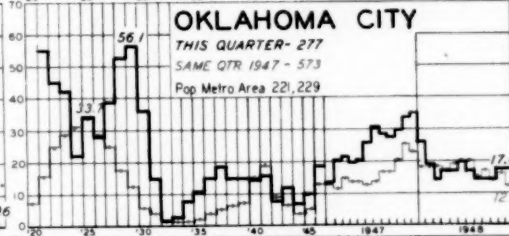
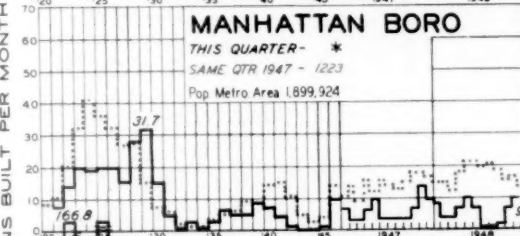
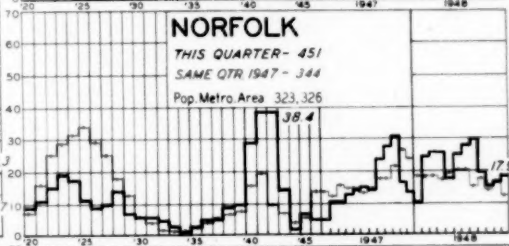
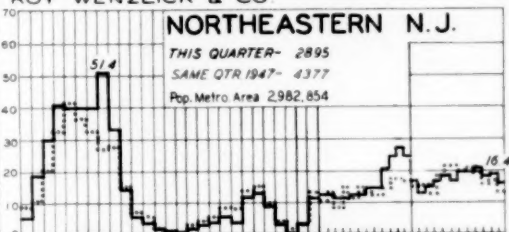
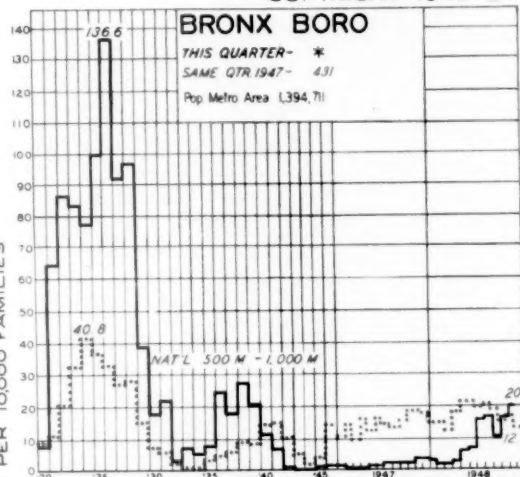


* FIGURES NOT AVAILABLE

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

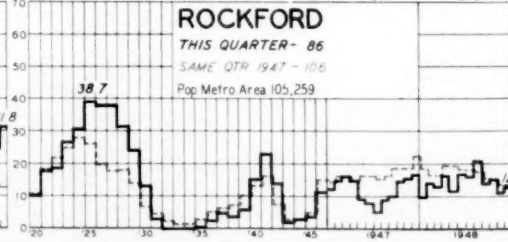
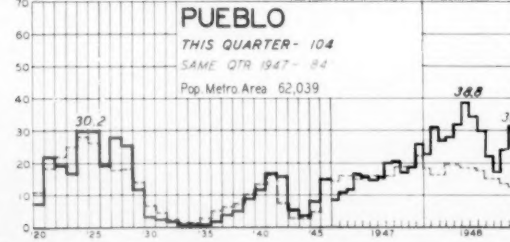
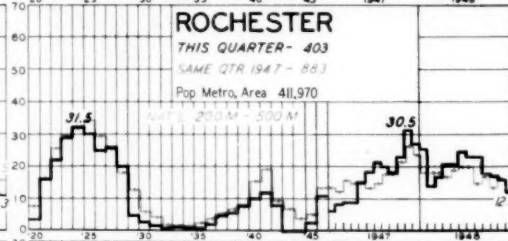
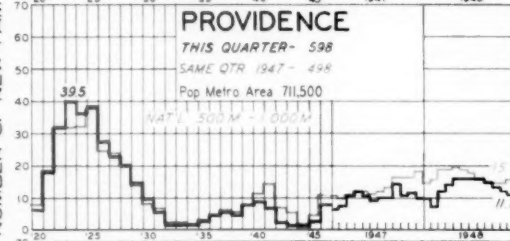
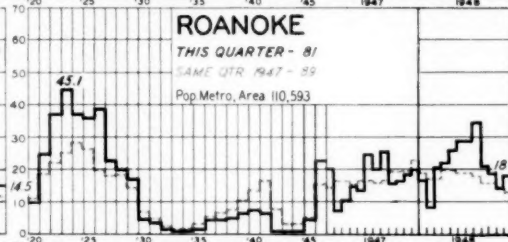
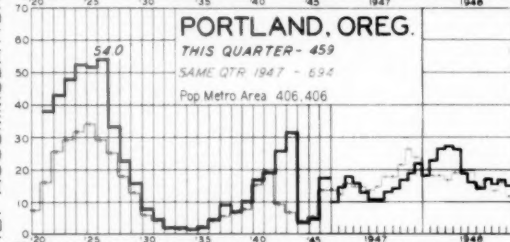
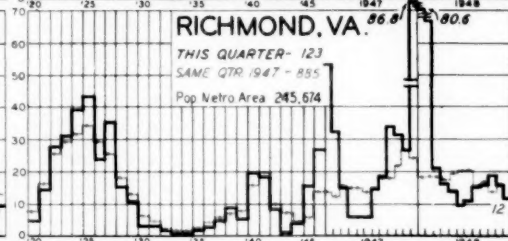
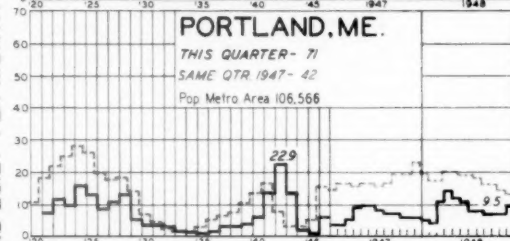
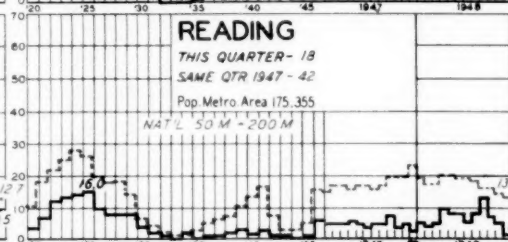
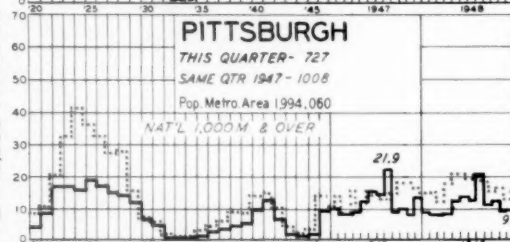
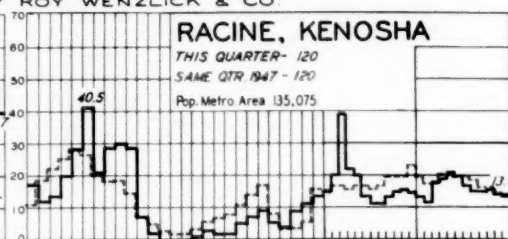
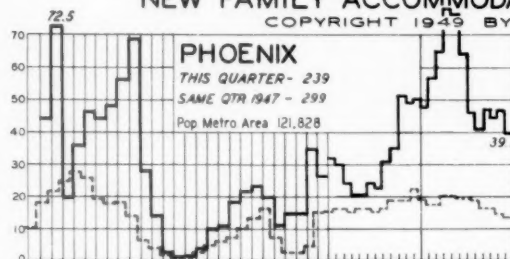


* FIGURES NOT AVAILABLE

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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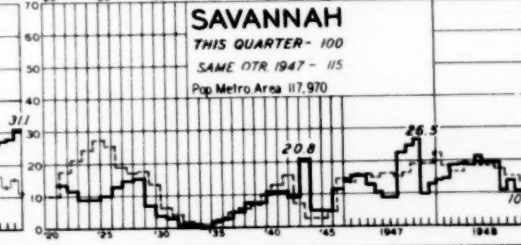
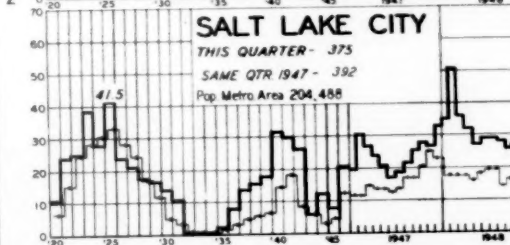
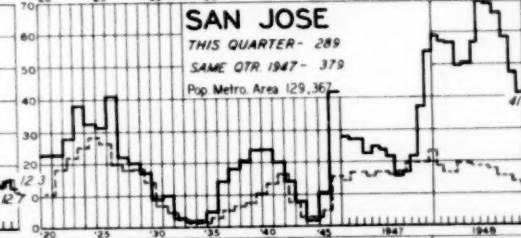
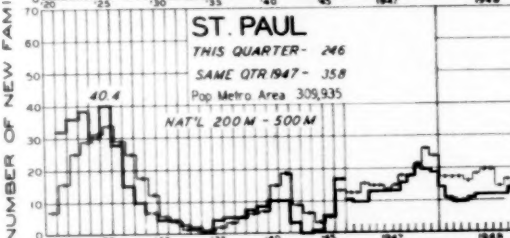
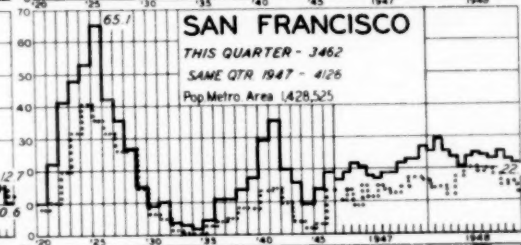
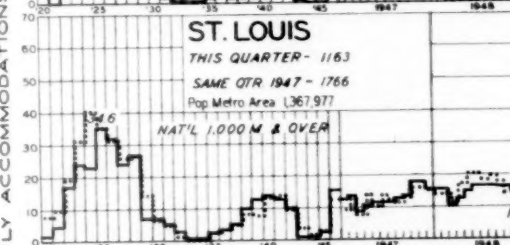
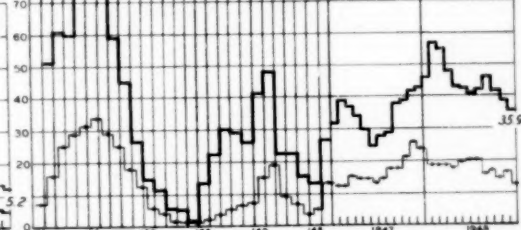
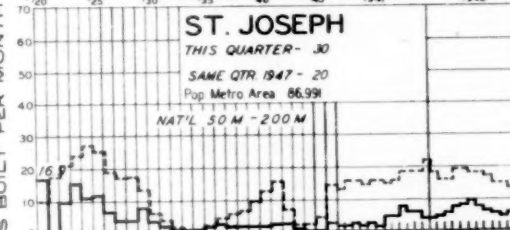
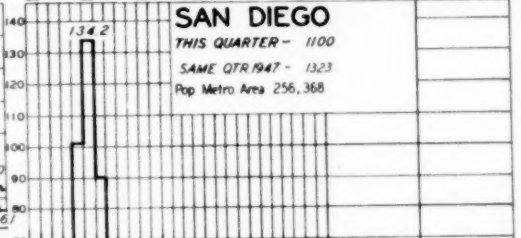
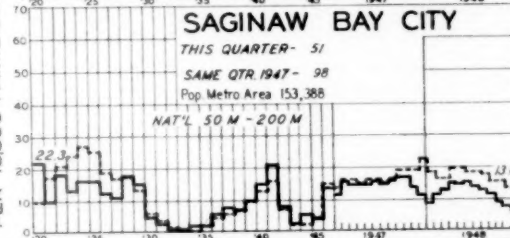
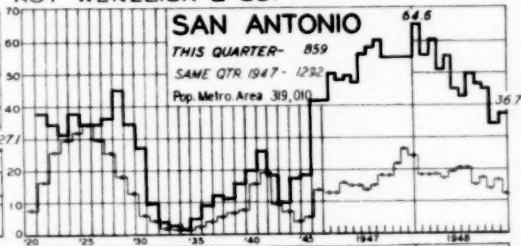
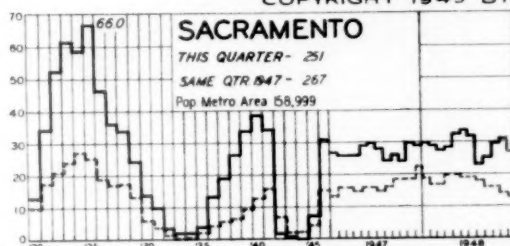
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

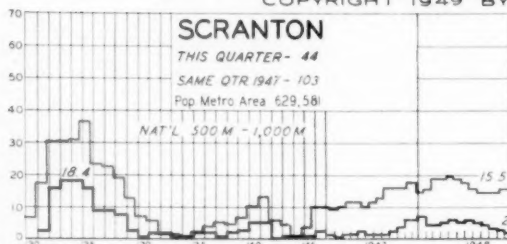
SCRANTON

THIS QUARTER - 44

SAME QTR 1947 - 103

Pop Metro Area 629,581

NAT'L 500M - 1,000M

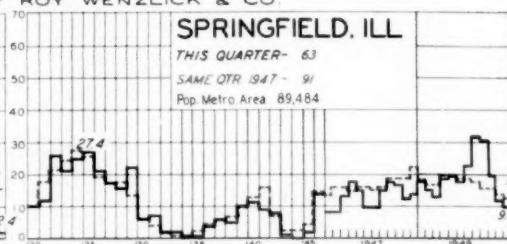


SPRINGFIELD, ILL.

THIS QUARTER - 63

SAME QTR 1947 - 91

Pop Metro Area 89,484

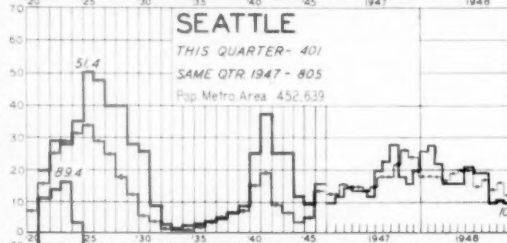


SEATTLE

THIS QUARTER - 401

SAME QTR 1947 - 805

Pop Metro Area 452,639



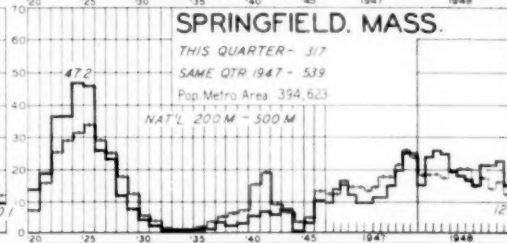
SPRINGFIELD, MASS.

THIS QUARTER - 317

SAME QTR 1947 - 539

Pop Metro Area 354,623

NAT'L 200M - 500M

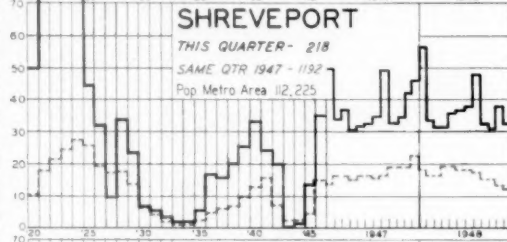


SHREVEPORT

THIS QUARTER - 218

SAME QTR 1947 - 1192

Pop Metro Area 112,225

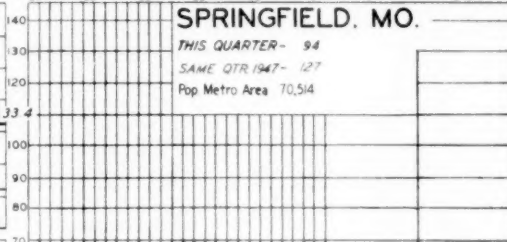


SPRINGFIELD, MO.

THIS QUARTER - 94

SAME QTR 1947 - 127

Pop Metro Area 70,514

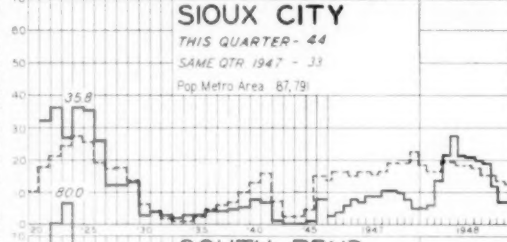


SIoux CITY

THIS QUARTER - 44

SAME QTR 1947 - 33

Pop Metro Area 87,791

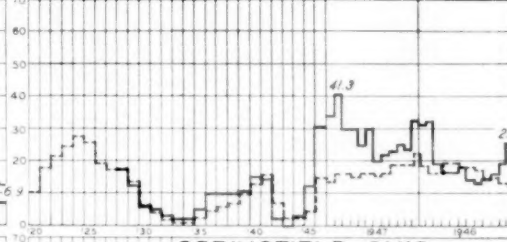


SPRINGFIELD, OHIO

THIS QUARTER - 76

SAME QTR 1947 - 51

Pop Metro Area 77,405

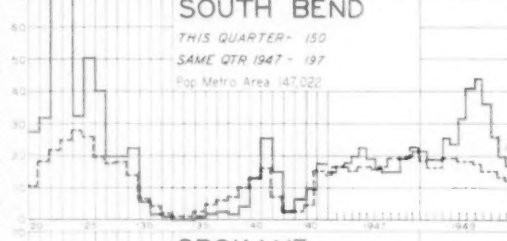


SOUTH BEND

THIS QUARTER - 150

SAME QTR 1947 - 197

Pop Metro Area 147,022

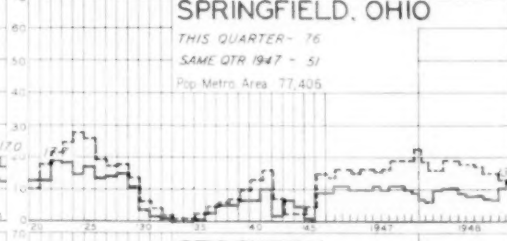


SPRINGFIELD, OHIO

THIS QUARTER - 76

SAME QTR 1947 - 51

Pop Metro Area 77,405

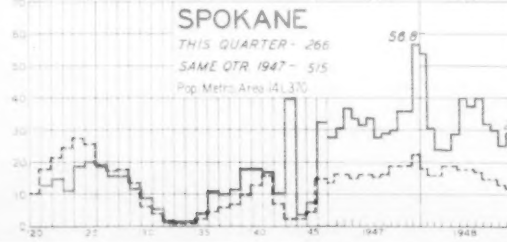


SPOKANE

THIS QUARTER - 266

SAME QTR 1947 - 515

Pop Metro Area 141,370



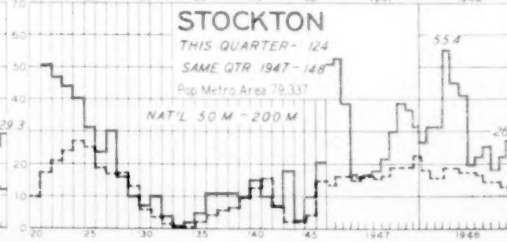
STOCKTON

THIS QUARTER - 124

SAME QTR 1947 - 146

Pop Metro Area 79,337

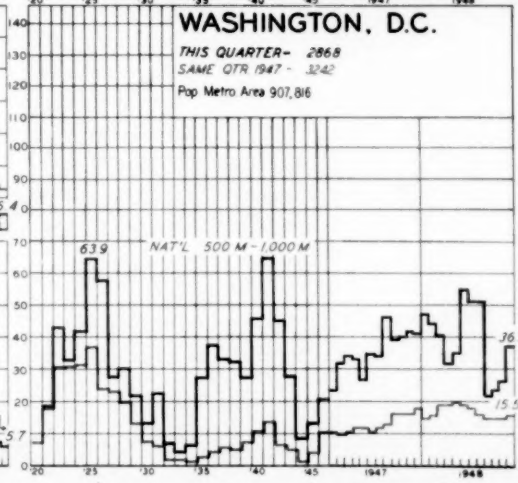
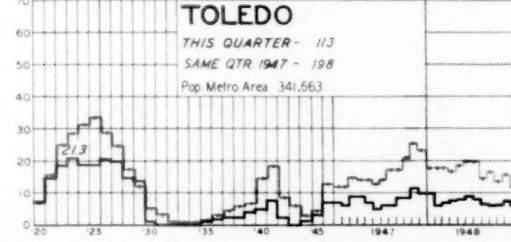
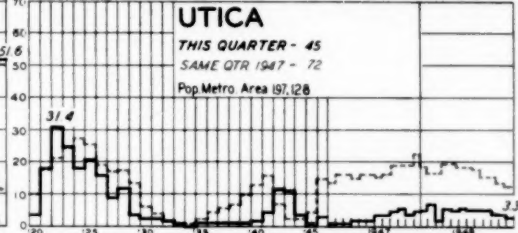
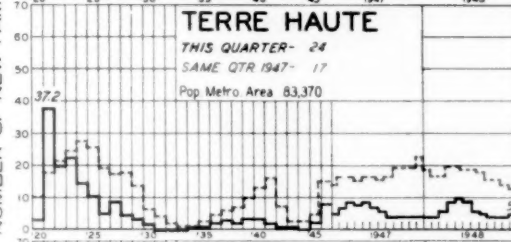
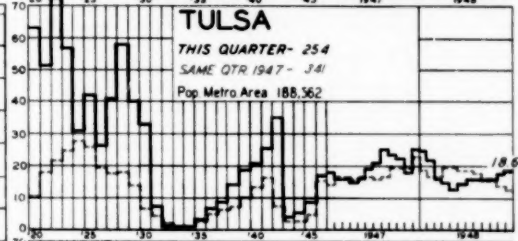
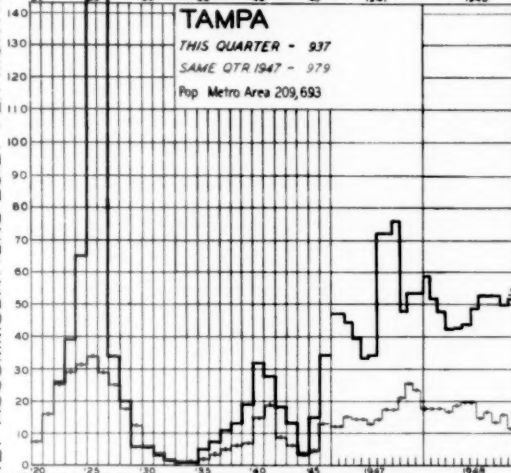
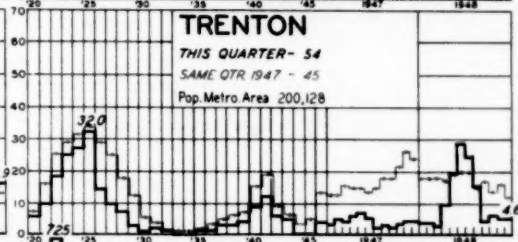
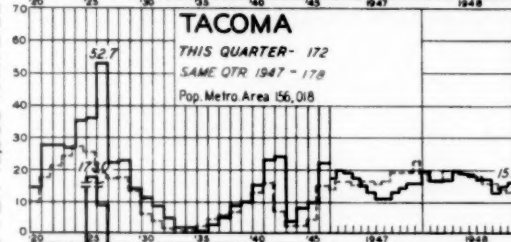
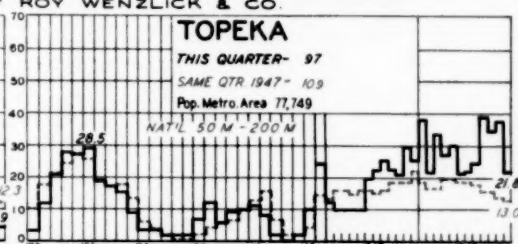
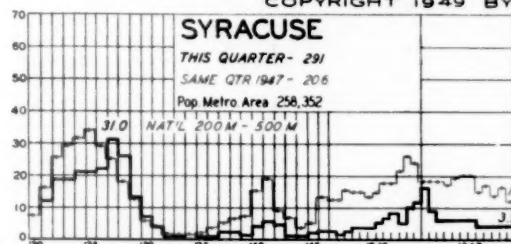
NAT'L 50M - 200M



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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